

SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE
OF
TWIN CREEKS TOWNHOME ASSOCIATION, INC.

The undersigned, being an officer of Twin Creeks Townhome Association, Inc., and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

This certificate amends, restates and replaces in its entirety that certain Amended and Restated Management Certificate of Twin Creeks Townhome Association, Inc. recorded as Document No. 20190510000525260, in the Official Public Records of Collin County, Texas.

1. The name of the subdivision: Twin Creeks.
2. The name of the association: Twin Creeks Townhome Association, Inc., a Texas nonprofit corporation.
3. The recording data for the subdivision: That certain real property in Collin County, Texas, as described on Exhibit "A" to that certain The Village at Twin Creeks Master Covenant, recorded as Document No. 20140827000925950, Official Public Records of Collin County, Texas, as the same may be amended from time to time (the "**Covenant**"), and that certain The Village at Twin Creeks Notice of Applicability [Townhomes], recorded as Document No. 20180816001031760, Official Public Records of Collin County, Texas..
4. The recording data for the Covenant with any amendments and/or supplements to the Covenant: The recording data for the Covenant and any amendments and supplements thereto, are particularly described on Attachment 1 attached hereto and incorporated herein by reference.
5. The name and mailing address of the association Twin Creeks Townhome Association, Inc., c/o Neighborhood Management, Inc., 1024 S. Greenville Ave., Suite 230, Allen, Texas 75002.
6. The name, mailing address, telephone number, and email address of the person managing the association:

Name:	Neighborhood Management, Inc.
Attn.:	Beverly Coghlan
Mailing Address:	1024 S. Greenville Ave., Suite 230, Allen, Texas 75002
Telephone Number:	927-359-1548
Email Address:	<u>managementcertificate@nmitx.com</u>

7. Website to access the association's dedicatory instruments:
<https://neighborhoodmanagement.com>
8. Amount and description of fees related to property transfer in the subdivision: The association fees are in the following amounts:

Working Capital Assessment (Master Association) - \$125.00

Working Capital Townhome Assessment - \$400.00

Transfer Fee - \$250.00

Resale Certificate Fee - \$350.00 + \$25.00 Homewise Fee

Refinance Fee - \$150.00

Rush Fee - \$75.00

Resale Update – Free up to 14 days. Update from 14 to 180 days - \$100.00 + \$5.00 Homewise Fee.

The association fees cover all costs that the association incurs related to a property transfer in the subdivision.

EXECUTED to be effective on the date this instrument is Recorded.

[SIGNATURE PAGE FOLLOWS]

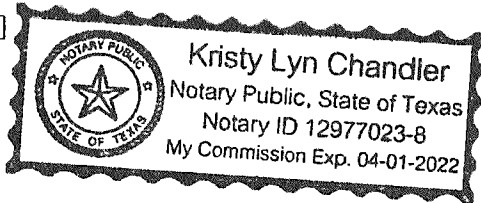
TWIN CREEKS TOWNHOME ASSOCIATION, INC., a
Texas nonprofit corporation

By: 38
Bobby Samuel, Vice President

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me this 25 day of August, 2021 by Bobby Samuel, Vice President, a Texas nonprofit corporation, on behalf of said nonprofit corporation.

[SEAL]



Kristy Lyn Chandler
Notary Public Signature

AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Avenue, Suite 2100
Austin, Texas 78701
rburton@winstead.com

ATTACHMENT 1

RECORDING DATA FOR THE COVENANT AND RELATED DOCUMENTS

1. The Village at Twin Creeks Master Covenant, recorded as Document No. 20140827000925950, Official Public Records of Collin County, Texas.
2. The Village at Twin Creeks Development Area Declaration [Townhomes], recorded as Document No. 20180815001025500, Official Public Records of Collin County, Texas.
3. The Village at Twin Creeks Townhome Community Manual, recorded as Document No. 20180820001040970, Official Public Records of Collin County, Texas.
4. The Village at Twin Creeks Notice of Applicability [Townhomes], recorded as Document No. 20180816001031760, Official Public Records of Collin County, Texas.
5. The Village at Twin Creeks Amended and Restated Modification Design Guidelines, recorded as Document No. 20180220000201800, Official Public Records of Collin County, Texas.
6. First Amendment to The Village at Twin Creeks Master Covenant, recorded as Document No. 20180705000841330, Official Public Records of Collin County, Texas.
7. The Village at Twin Creeks Adoption of Working Capital Townhome Assessment, recorded as Document No. 20180820001038200, Official Public Records of Collin County, Texas.
8. Notice of Reduction of Assessments – The Village at Twin Creeks [Townhomes], recorded as Document No. 20180820001038080, Official Public Records of Collin County, Texas.
9. Secretary's Certificate – The Village at Twin Creeks Adoption of Working Capital Assessment, recorded as Document No. 20191016001301690, Official Public Records of Collin County, Texas.
10. The Village at Twin Creeks First Supplement to Townhome Community Manual, recorded as Document No. 20210831001774120, Official Public Records of Collin County, Texas.

ATTACHMENT 1

TWIN CREEKS TOWNHOME ASSOCIATION, INC.
SECOND AMENDED AND RESTATED MANAGEMENT CERTIFICATE



Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
09/23/2021 10:47:14 AM
\$42.00 AHASIK
20210923001942510

Stacey Kemp